

128 Hampton Road, Bristol, BS6 6JE

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A four/five bedroom Victorian House offered for sale in need of general modernisation and refurbishment offered for sale for the first time since 1892. The property has been used as meeting rooms and staff accommodation in recent times under the current ownership but could be converted back to a family home or indeed, subdivided to offer a self-contained lower ground floor flat with a separate access (Subject to any necessary consents). The property is being offered for sale with no onward chain and is therefore available for immediate acquisition if required.



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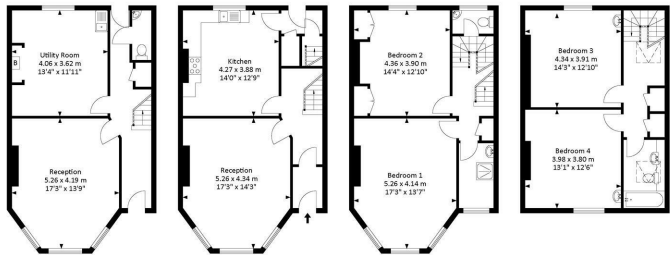
2



2



Approx. Gross Internal Area
2092.0 Sq.Ft - 194.40 Sq.M



Lower Ground Floor

Ground Floor

First Floor

Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or misrepresentation.
Floor plan produced by Westcountry EPC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

OTHER INFORMATION



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IMPORTANT NOTE

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